

ACCESSORY BUILDING CRITERIA

(Adopted by BHOA Board of Directors June 8, 2015)

The restrictive covenants for Briarwood's ten geographical sections vary slightly in content. Before proceeding, please review the covenant that pertains to the section where you live. You can find it at www.briarwoodhoa.org. Although you are not required to do so, we encourage you to consult informally with the Architectural Control and Covenant Enforcement Committee before you submit an application for an accessory building. The Briarwood Home Owners Association Board of Directors intends to monitor the condition of accessory buildings that are constructed after Board approval.

Your complete, written application and attachments require review and formal action by the Briarwood Home Owners Association Architectural Control Committee before you initiate changes to the exterior of your property. The Board reviews applications on a case by case basis within thirty days of receipt. The following guidelines are intended to help residents prepare applications for approval.

Accessory building proposals that meet all of these criteria are **generally approved**:

- buildings which are eight feet long by eight feet wide by nine feet high or smaller
- buildings that meet minimum setbacks as required by covenants and ordinances. (currently at least six feet from the rear and side lot lines, at least 30 feet from the front lot line, at least 25 feet from the side street and at least 10 feet from any other building)
- buildings which closely match or complement the color, materials and trim of the principal building on the property
- buildings which are firmly anchored to the surface immediately below
- applications which include complete information regarding exact location in relation to lot lines and easements, materials to be used on all exterior surfaces, color of exterior surfaces, harmony with existing structures, topography, and finish grade elevations
- applications which make the building less noticeable and which blend into the surrounding property
- proof that every immediate neighbor approves of the specific accessory building being proposed
- evidence of construction skills if a licensed contractor installs the building the accessory building; or evidence that the homeowner possesses requisite construction skills and recent construction experience
- inclusion of details regarding long-term care of the building to ensure future harmoniousness with neighborhood.
- evidence of the applicant's intention to assure the security and safety of the contents of the building in order to discourage theft or vandalism in Briarwood

The following accessory building proposals are **generally not approved**:

- buildings constructed primarily of metal
- buildings of cheap or inferior quality
- buildings that would be used as a temporary or permanent dwelling
- applications that are incomplete or, if complete, do not satisfy each of the generally approved criteria
- an applicant's annual Briarwood dues assessments are in arrears.
- proposals which do not maintain the aesthetic quality of the immediate neighborhood or which might adversely affect residential property values
- buildings to which any Briarwood neighbor objects